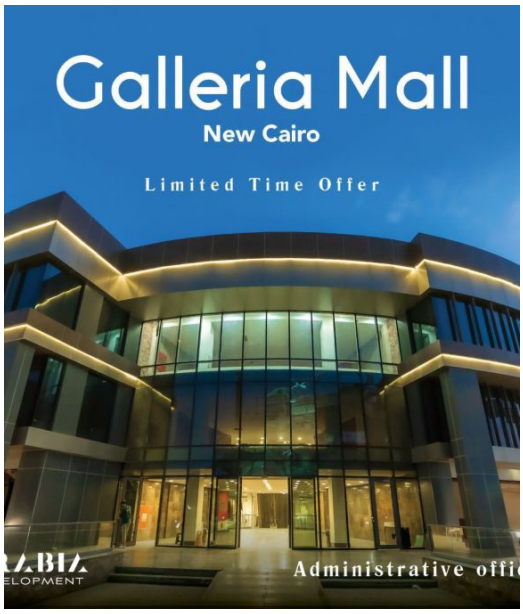




E£ 240,000

100 m²

PRIME READY-TO-MOVE 100M² BUA GROUND-LEVEL COMMERCIAL RETAIL SHOP DELIVERED CORE AND SHELL WITH HIGH-EXPOSURE FRONTAGE, AVAILABLE FOR IMMEDIATE COMMERCIAL LEASE IN GALLERIA MALL BY ARABIA HOLDING, GOLDEN SQUARE, 5TH SETTLEMENT, NEW CAIRO.

Core & Shell Retail Shop for Rent Galleria Mall Arabia Holding Golden Square New Cairo 100m² BUA

Category: Commercial Retail Shop for Rent

BUA: 100 m²

Layout: Open-Plan High-Volume Commercial Retail Architecture

Retail Space: Wide Double-Height Open Sales Floor with Column-Free Merchandising Spans (Adaptable for Flagship Retail, Boutique Concept Stores, Specialty Showrooms, or F&B Outlets)

Bathrooms: Core Drainage & Fresh Water Infrastructure Installed for Private Restroom Fit-Out

Display & Logistics: Expansive Floor-to-Ceiling Double-Glazed Glass Display Facade Providing Maximum Brand Visibility Along Primary Foot-Traffic Corridors + Rear Inventory Receiving & Storage Provision + Dedicated Signage Allowance

Finishing: Core & Shell (Raw structural concrete floor slab, perimeter masonry walls, high clear ceiling height, and primary rough-in connections for electrical, HVAC ducting, and plumbing, ready for custom retail interior architecture and brand fit-out)

Ready to Move: Yes

Status: Available for Immediate Commercial Lease & Fast-Track Business Operations

Location

Strategically situated within Galleria Mall developed by Arabia Holding, commanding a prime frontline commercial address in the heart of the Golden Square, 5th Settlement, New Cairo. The mall directly borders the Galleria Moon Valley residential compound and enjoys immediate connectivity to Bin Zayed Axis, South 90th Street, North 90th Street, and the Middle Ring Road. It is located just 3 minutes from the American University in Cairo (AUC), adjacent to premier communities such as Mivida, Lake View, and Palm Hills New Cairo, 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

Galleria Mall is a premier mixed-use retail, dining, and entertainment destination serving as the commercial anchor for the Golden Square community. Developed by Arabia Holding, the complex features cutting-edge contemporary architecture with pedestrian-friendly outdoor plazas and cascading water bodies. Amenities include multi-level basement parking facilities with automated guidance systems, smart high-speed elevators and escalators, central fire suppression and alarm systems, backup power generators, fiber-optic telecommunications, professional facility management, and 24/7 smart gated security with comprehensive CCTV surveillance.

Concept

Spanning an optimized 100 m² build-up area delivered core and shell with immediate handover readiness, this retail unit offers an ideal commercial footprint for luxury retail brands, fashion boutiques, cafes, electronics stores, or cosmetic showrooms seeking an established presence in New Cairo's primary affluent corridor. Immediate availability allows incoming tenants to commence interior fit-outs without construction delays, while the mall's strategic Golden Square location ensures steady, high-spending foot traffic from surrounding luxury compounds.

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Retail**
Category	**Commercial**
Finishing	**Core & Shell**
Developer	**Arabia Holding**
Project	**Galleria Mall**
Build Up Area	**100 m²**

Additional Details

Floor
1

Location

5th Settlement, New Cairo
Galleria Mall